



## TOWN OF ARLINGTON

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### ARLINGTON CONSERVATION COMMISSION

Arlington Conservation Commission  
Minutes  
June 6, 2019

Mr. Connors called the meeting to order at 7:32 p.m. in the second floor conference room of the Town Hall Annex. Present were Commission Members David White, Mike Nonni, Susan Chapnick, Curt Connors, and Pam Heidell; Associate Commissioner Cathy Garnett; and Conservation Agent Emily Sullivan. Commission Chair Nathaniel Stevens and Commissioner Charles Tirone were absent. Also present were Patrick Herron, Richard Chadwick, and Celia Markey.

Since Commission Chair N. Stevens was absent, Commissioner C. Connors volunteered to be Acting Chair for the meeting. C. Connors also announced that the meeting would be audio recorded.

#### **Administrative**

##### 05/02/2019 Meeting Minutes

The Commission discussed edits to the draft minutes. P. Heidell motioned to approve the minutes as edited, M. Nonni seconded, all were in favor, motion approved.

##### 05/16/2019 Meeting Minutes

The Commission discussed edits to the draft minutes. D. White motioned to approve the minutes as edited, S. Chapnick seconded, all were in favor, motion approved.

##### 56 Dow Avenue

E. Sullivan informed the Commission that she has received several messages of concern regarding a recent tear down/rebuild at 56 Dow Avenue. The resident was concerned because of the proximity of a possible wetlands resource area. According to the Town's online GIS maps, E. Sullivan noted that the property was within a jurisdictional area.

C. Connors and P. Heidell questioned whether the property was actually in a wetlands resource area. P. Heidell volunteered to conduct a site visit with E. Sullivan to determine the jurisdiction.

##### Hazard Mitigation Plan Public Meeting

E. Sullivan informed the Commission that the Department of Planning and Community Development (DPCD) is in the process of updating the Town's Hazard Mitigation Plan. There

will be a public meeting for the plan update on Thursday, June 13th from 7-8:30pm in the Main Room of the Senior Center. During the meeting, staff from the Metropolitan Area Planning Council (MAPC) and DPCD will present the importance of hazard mitigation planning and the hazards that can affect Arlington. Following the presentation, there will be an opportunity for feedback and discussion with MAPC and DPCD staff.

#### Safe Routes to School Information Session

E. Sullivan informed the Commission that the Town had been awarded a Safe Routes to School Grant, and would be constructing a project to improve pedestrian access to the Stratton Elementary School along Hemlock Street and Dickson Avenue. A public meeting for the project will be held on Thursday, June 13th at 7pm at the Stratton School.

#### Spy Pond Management and Treatment

D. White requested that E. Sullivan ask Solitude for a treatment plan and schedule for Spy Pond. S. Chapnick remarked that it does not appear that Solitude is being as attentive to Spy Pond treatment planning as is warranted.

#### Conservation Commission Openings and Chair Position

The Commission discussed that only one applicant submitted a letter of interest for the open Commissioner position. The Commissioners agreed that the application period should be extended so that more applicants can apply. C. Garnett noted her interest in the open position. She also said that if the Commission wanted the new member to have technical stormwater expertise, more outreach to potential candidates was required.

C. Connors discussed the opportunity to elect a new Conservation Commission Chair.

#### **Arlington Rain Gardens Presentation**

*Presented by Patrick Herron, Executive Director of the Mystic River Watershed Association*

P. Herron gave a presentation to the Commission regarding the two rain gardens that were installed along the intersection of Herbert Road and Egerton Road in East Arlington. The rain gardens were funded by two grants, a 604B grant and 316 grant from the Massachusetts Department of Environmental Protection. The rain gardens were completed in Fall 2018.

P. Herron stated that incorporating green infrastructure into Arlington's projects can successfully reduce pollutant runoff in the watershed, which can ultimately improve the health of the region's waterways. P. Herron invited the Commission to a tour of the rain gardens on Tuesday, June 11th at 6pm.

#### **Notice of Intent: 61 Sunnyside Avenue**

*Documents Reviewed: NOI Package, dated 5/22/2019*

*61 Sunnyside Avenue Letter of Map Amendment from FEMA, dated 6/16/2011*

*61 Sunnyside Existing and Proposed Conditions Plan Set*

*Resource Areas: Floodplain, Floodway, Bordering Land Subject to Flooding, 100-Foot Wetlands Buffer Zone, 200-Foot Riverfront Area.*

S. Chapnick recused herself from this matter because of the Applicant is a family friend.

R. Chadwick presented the proposal to build an addition and landscape the backyard at 61 Sunnyside Avenue. The proposal includes constructing a 2-story, 18'x14' addition on the rear of the structure. The structure currently has a closed-in porch where the addition is proposed, and would increase the home footprint by 105 square feet. The proposal would remove 574 square feet of impervious surface through the removal of a shed and driveway. A new, porous paver driveway would be installed, along with rain barrels to capture roof runoff.

P. Heidell stated that the reduction of impervious surface and the proposed rain barrels do not constitute the required compensatory flood storage needed for building in the 100-year floodplain. P. Heidell noted that the wetlands resource area map submitted did not show the GIS floodplain layer and that the extent to which the new building area would be in the floodplain must be more accurately determined. P. Heidell recommended that the Applicant hire an engineer to investigate/determine elevation and extent to which the new addition would occupy floodplain storage and to then appropriately engineer a solution with the required compensatory storage. Compensatory storage would compensate for encroachment into the floodplain and prevents loss of flood storage area. Compensatory storage might be achieved through re-grading a site.

C. Garnett stated that the required compensatory flood storage is not present in the project proposal. C. Garnett recommended that the Applicant hire a surveyor to determine the exact boundary of the floodplain. P. Heidell supported this recommendation, stating that a stamped survey plan of the floodplain, rather than a hand-drawn plan, is more accurate and reliable.

P. Heidell stated that a similar project proposed building an elevated addition on stilts, thereby not building a foundation and not removing any flood storage. Such a solution did not require building compensatory storage.

P. Heidell also noted that the project narrative did not mention the 200-foot Riverfront Area. P. Heidell requested that the narrative be revised to explicitly mention the 200-foot Riverfront Area and explain how the resource area would not be disturbed or how any disturbance would be mitigated.

D. White moved to continue the hearing to the June 20th meeting, P. Heidell seconded, all were in favor, motion approved

Meeting adjourned at 9:19pm.

The Conservation Commission's next meeting scheduled for Thursday, June 20th, 2019 at 7:30pm in Main Room of the Arlington Senior Center.

Respectfully submitted,  
Emily Sullivan